086.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,300 / 886,300
					USE VALUE:	886,300 / 886,300
					ASSESSED:	886,300 / 886,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
117		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURRA RATNABALA & VENKATA
Owner 2:	
Owner 3:	
Street 1:	117 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEFANELLI ANTHONY/LIFE EST -
Owner 2:	STEFANELLI MARY -
Street 1:	117 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .344 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 2413 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15000.000	277,300		609,000	886,300
Total Card	0.344	277,300		609,000	886,300
Total Parcel	0.344	277,300		609,000	886,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.23 /Parcel: 367.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54327

GIS Ref

GIS Ref

Insp Date 09/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0001-0017.0

!7005!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	277,300	0	15,000.	609,000	886,300		Year end	12/23/2021
2021	101	FV	267,500	0	15,000.	609,000	876,500		Year End Roll	12/10/2020
2020	101	FV	267,500	0	15,000.	609,000	876,500	876,500	Year End Roll	12/18/2019
2019	101	FV	225,100	0	15,000.	600,300	825,400	825,400	Year End Roll	1/3/2019
2018	101	FV	216,400	0	15,000.	461,100	677,500	677,500	Year End Roll	12/20/2017
2017	101	FV	216,400	0	15,000.	435,000	651,400	651,400	Year End Roll	1/3/2017
2016	101	FV	216,400	0	15,000.	400,200	616,600	616,600	Year End	1/4/2016
2015	101	FV	202,800	0	15,000.	374,100	576,900	576,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:51:03

LAST REV

Date	Time
10/02/18	09:40:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7005

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEFANELLI ANTH	1389-34		8/24/2010		525,000	No	No		
STEFANELLI ANTH	1235-68		4/4/2001	Family	1	No	No		
	661-5		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	54327
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2017	703	Re-Roof	8,000	C				
6/18/1997	377	Manual	3,000					NEW CHIMNEY
3/28/1997	126		15,000					16X23 ADDITION-VS

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Inspected	CC	Chris C
8/30/2018	MEAS&NOTICE	BS	Barbara S
3/5/2009	Meas/Inspect	372	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/24/2000	Measured	263	PATRIOT
8/7/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15000		Sq. Ft.	Site		0	70.	0.58	6									609,000						609,000	

Total AC/HA:	0.34435	Total SF/SM:	15000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 609,000	Spl Credit	Total: 609,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28482461
Const Adj.:	0.99989998
Adj $ / SQ:	141.317
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401827
Depreciation:	124566
Depreciated Total:	277261

COMMENTS

BMT LEDGE IS 85% USABLE.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

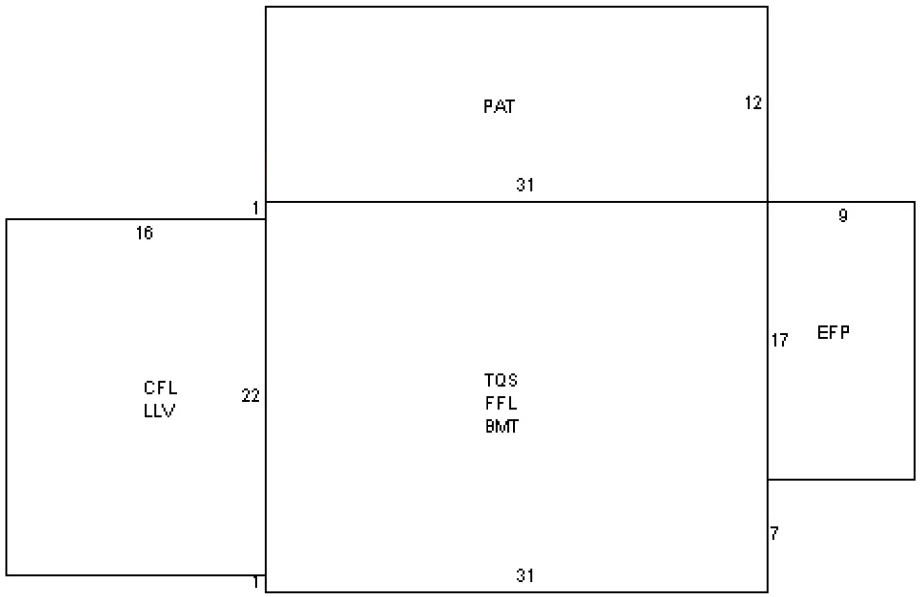
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	141.32
Special Features:	0	Val/Su Net:	87.67
Final Total:	277300	Val/Su SzAd	167.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	744	141.320	105,140
BMT	Basement	632	61.680	39,009
TQS	3/4 Story	558	141.320	78,855
PAT	Patio	372	3.260	1,212
CFL	Cathflr	352	148.380	52,231
LLV	Lower Level	352	106.520	37,494
EFP	Enclos Porch	153	45.010	6,887
	Net Sketched Area:	3,163	Total:	320,828
Size Ad	1654	Gross Area	3461	FinArea 2413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	85	RRM	70		
LLV	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

086.0-0001-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1975	0.00	T	35.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: